



Hingham Historical Commission

Town Hall, 210 Central Street, Hingham, Massachusetts 02043

TO: Building Commissioner; South Shore Baptist Church

FROM: Hingham Historical Commission

RE: Lifting of Demolition Delay Order - 10-12 Free Street

DATE: January 11, 2010

On June 1, 2009, pursuant to the Demolition Delay Bylaw, the South Shore Baptist Church (SSBC), filed with the Hingham Historical Commission (the Commission) and the Building Commissioner an application for a permit to demolish the structures at 10-12 Free Street, collectively known as the “Thomas Fearing House,” which abut – but are not included in – the Tower Wilder Local Historic District.

At the duly noticed public hearing on September 14, 2009, the SSBC and Mr. Peter Bickford announced that they had reached an agreement under which Mr. Bickford will disassemble the 1727 saltbox house and ell from the 1940’s addition (which would be demolished), move the 1727 house down Free Street to his 27-acre property on Lazell Street, where it would be reassembled and restored. The Commission took a preliminary, non-binding vote to approve the demolition of the 1940’s addition if the relocation plan for the 1727 house looks feasible.

On October 15, 2009, Mr. Bickford through SSBC legal counsel provided a Progress Report on the Relocation Plan. The Report updated the Commission on Mr.

Bickford's efforts. It also included a conceptual house location plan and a technical memorandum by SITEC on compliance with siting criteria.

The Commission voted unanimously to endorse the relocation and partial demolition plan and imposed a six month demolition delay to be lifted when Mr. Bickford and the SSBC provide copies of all necessary permits and approvals to relocate the house. In so voting, and based upon the evidence in the record, the Commission held that:

- (1.) The Saltbox and Ell and the outlier Shed are "preferably preserved."
- (2.) The Saltbox and Ell and Shed will be relocated and restored by Peter Bickford on his Lazell Street property.
- (3.) The 1940's great room, garage and bedrooms are not architecturally significant or "preferably preserved" and can be demolished, with interior components salvaged by Mr. Bickford for reuse based on the advice of Virginia Adams, a historic architect, and his professional judgment.
- (4.) The six month demolition delay shall be lifted after submission to the Commission of evidence that Mr. Bickford has obtained all necessary permitting and approvals to conduct the relocation work.
- (5.) The SSBC and Mr. Bickford shall prepare architectural documentation of the demolition, deconstruction and relocation processes as described in the PAL Technical Memorandum dated August 20, 2009. This documentation shall be filed with the Commission and also the Massachusetts Historical Commission.
- (6.) Screening plantings shall be installed at the premises and elsewhere on land of the SSBC abutting the Free Street and Main Street intersection, in accordance with the plan heretofore approved by the Planning Board and the Historic Districts Commission.

At a hearing on January 4, 2010, the SSBC and Mr. Bickford submitted the evidence requested in numbered paragraph (4) above and detailed the process by

which the house will be dismantled and reassembled within three years at his premises on Lazell Street, unless, with the prior consent of the Commission, the house is reassembled at another location within the Town.

ACCORDINGLY, the delay order is lifted, and the demolition permit heretofore sought may be issued to the SSBC by the Building Commissioner.

A handwritten signature in dark ink, reading "Alexander Macmillan". The signature is fluid and cursive, with a long horizontal stroke at the end.

Alexander Macmillan, Chairman
HINGHAM HISTORICAL COMMISSION

CC: Building Commissioner
John F. Shea, Esquire
Peter Bickford